167.0	0002	0027.0	1 of 1	Residential
Map	Block	Lot	CARD	**ARLINGTON**

	Total Card	/	Total Parcel
APPRAISED:	1,041,500	/	1,041,500
USE VALUE:	1,041,500	/	1,041,500
ASSESSED:	1,041,500	/	1,041,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZSEMBERY RACHEL J
Owner 2:	KEENE CHRISTOPHER N
Owner 3:	
Street 1:	122 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RODRIGUEZ JOSE M & -
Owner 2:	DUFFY RICHARD A -
Street 1:	122 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Clapboard Exterior and 2366 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6888.000	602,800		438,700	1,041,500
Total Card	0.158	602,800		438,700	1,041,500
Total Parcel	0.158	602,800		438,700	1,041,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.19 | /Parcel: 440.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	110506
GIS Ref	
GIS Ref	
Insp Date	06/25/18

!12918!

PREVIOUS ASSESSMENT

Parcel ID 167.0-0002-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	602,800	0	6,888.	438,700	1,041,500		Year end	12/23/2021
2021	101	FV	584,400	0	6,888.	438,700	1,023,100		Year End Roll	12/10/2020
2020	101	FV	581,600	0	6,888.	438,600	1,020,200	1,020,200	Year End Roll	12/18/2019
2019	101	FV	481,000	0	6,888.	438,600	919,600	919,600	Year End Roll	1/3/2019
2018	101	FV	345,000	0	6,888.	388,500	733,500	733,500	Year End Roll	12/20/2017
2017	101	FV	345,000	0	6,888.	325,900	670,900	670,900	Year End Roll	1/3/2017
2016	101	FV	345,000	0	6,888.	325,900	670,900	670,900	Year End	1/4/2016
2015	101	FV	326,400	0	6,888.	282,000	608,400	608,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:48:14

LAST REV

Date	Time
12/06/18	15:13:26

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12918

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RODRIGUEZ JOSE	70368-498		12/12/2017		998,000	No	No		
RODRIGUEZ JOSE	66636-145		1/6/2016	Convenience	1	No	No		
ELLIOTT JAMES V	41050-3		9/29/2003	Change>Sale	425,000	No	No		
	8728-481		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	110506
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2018	1256	New Wind	13,120	C				
7/12/2018	945	Insulate	1,985	C				
3/3/2004	125	Addition	147,000			G6	GR FY06	2 STY REAR ADDITIO
1/22/2004	38	Demoliti	6,000					2 STY REAR
4/13/1994	127		5,000					DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2018	MEAS&NOTICE	CC	Chris C
10/31/2008	Meas/Inspect	189	PATRIOT
1/20/2005	Permit Visit	BR	B Rossignol
3/24/2004	MLS	HC	Helen Chinal
12/14/1999	Mailer Sent		
12/13/1999	Measured	163	PATRIOT
7/23/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6888		Sq. Ft.	Site		0	70.	0.91	8									438,650						438,700	

Total AC/HA:	0.15813	Total SF/SM:	6888	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	438,650	Spl Credit		Total:	438,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	GOLD		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.09378695
Const Adj.:	1.38347805
Adj $ / SQ:	204.286
Other Features:	106580
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	740598
Depreciation:	137751
Depreciated Total:	602846

COMMENTS

OF = SINK IN BMT AND XTRA SINK IN BATH,.
PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

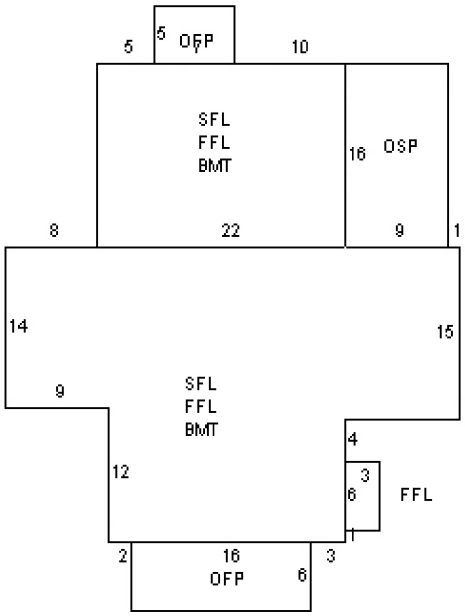
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	224.71
Special Features:	0	Val/Su Net:	158.01
Final Total:	602800	Val/Su SzAd	254.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,192	204.290	243,509
BMT	Basement	1,174	61.290	71,950
SFL	Second Floor	1,174	204.290	239,832
OSP	Screen Porch	144	42.550	6,127
OFP	Open Porch	131	40.250	5,273

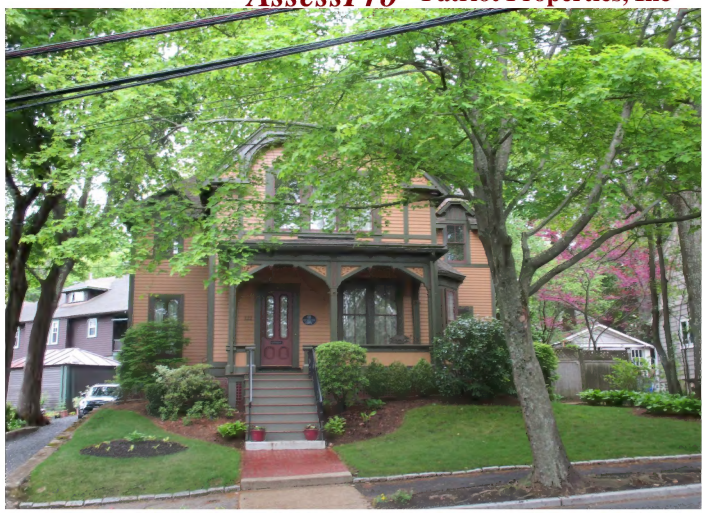
Net Sketched Area:	3,815			Total:	566,691
Size Ad	2366	Gross Area	3815	FinArea	2366

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 167.0-0002-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	